



Neaveton

Rowan Road | Oban | PA34 5TY

Guide Price £599,950

Fiuran
PROPERTY

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Neaveton is a substantial 4/5 Bedroom hill-top dwelling with unique panoramic views of both Oban & Tralee Bays along with the islands & mountains beyond. Set in garden grounds extending to just under an acre, and within a 15-minute walk of Oban town centre, it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Spectacular detached property perched on Oban hillside
- 360' views of Oban & Tralee Bays, islands & mountains beyond
- Sought after location, 10 minute walk to the town centre
- Sizeable garden grounds extending to just under 1 acre
- Kitchen, Laundry Room, Dining Room, Living Room, Study
- Sitting Room, 4 Bedrooms, Games Room/5th Bedroom
- Bathroom, En Suite, 2 WCs
- Large integral Garage with power & lighting
- Excellent storage, including Attic space & Loft
- Digitally controlled oil central heating & open fire
- Glazed doors from Sitting Room leading to decked area
- Range of furniture/appliances included
- Mature & easily maintained garden grounds
- Private parking for several vehicles
- Ideal family home offering versatile accommodation



Neaveton is a substantial 4/5 Bedroom hill-top dwelling with unique panoramic views of both Oban & Tralee Bays along with the islands & mountains beyond. Set in garden grounds extending to just under an acre, and only a 10-minute walk to Oban town centre, it would make a wonderful family home.

The ground floor accommodation comprises entrance Hallway, fitted Kitchen with shelved Larder, Laundry Room off, Dining Room, Sitting Room, and WC. Wooden stairs lead to the Games Room/Bedroom with WC, Study, and Living Room. Further stairs lead to the upper floors. The first floor offers 2 double Bedrooms and a family Bathroom. There are 2 more Bedrooms (including Master with En-Suite) on the top floor.

With app-controlled oil central heating and an open fire in the spacious Living Room, Neaveton instantly feels warm & welcoming when you walk in. The outlook from the property is truly spectacular, with breathtaking sea or mountain views from every window. The sizeable garden is mainly laid to grass and would be a wonderful space for children or pets to enjoy.

APPROACH

Via a shared private road leading to a private driveway & parking area to the side of the property, and entrance at the rear into the Hallway, or at the side into the Garage.

GROUND FLOOR: HALLWAY

With windows to the side & rear elevations, radiator, shelved cloak-cupboard, wooden flooring, doors leading to the Kitchen, Dining Room, Sitting Room & WC, and 3 sets of stairs leading to the Living Room, upper floor, and Games Room/5th Bedroom.

KITCHEN 3.75m x 3.45m

Fitted with a range of base & wall mounted units, work surfaces & breakfast bar over, stainless steel sink & drainer, radiator, ceiling downlights, vinyl flooring, window to the front elevation, walk-in shelved Larder (2.25m x 2m), and doors leading to the Laundry Room & Garage. Selection of white goods included.

LAUNDRY ROOM 2.85m x 2.65m (max)

With window to the front elevation, worktop with inset sink, and ceiling pulley. Washing machine & tumble dryer included



DINING ROOM 3.75m x 3.75

With window to the front elevation, radiator, and wooden flooring.

SITTING ROOM 3.75m x 2.7m

With window to the front elevation, radiator, fitted carpet, and glazed patio doors leading to the decking.

WC 2.2m x 1.25m

With modern white suite comprising WC & wash basin, vinyl flooring, and window to the rear elevation.

LIVING ROOM 7.85m x 4.85m (max)

With windows to the front, side & rear elevations, radiator, fireplace with open fire, fitted carpet, and door leading to the Study area.

UPPER FLOOR: LANDING

With window to the side elevation, shelved linen cupboard (housing the hot water cylinder), fitted carpet, and doors leading to Bedroom One, Bedroom Two and the Bathroom.

BEDROOM ONE 4m x 2.9m (max)

With Velux style window to the front elevation, radiator, shelved recess, and fitted carpet.

BEDROOM TWO 4m x 3.55m (max)

With Velux style window to the front elevation, radiator, built-in wardrobe, vanity basin unit, and fitted carpet.

BATHROOM 3m x 1.7m (max)

With modern white suite comprising bath with mixer shower over, WC & wash basin, heated towel rail, partially tiled walls, vinyl flooring, and skylight.

TOP FLOOR: LANDING

With window to the side elevation, shelved recess, built-in wardrobe, fitted carpet, access to the Loft, and doors leading to Bedroom Three and Bedroom Four.



BEDROOM THREE 4.05m x 2.65m

With windows to the front & rear elevations, radiator, built-in wardrobe, built-in cupboard, fitted carpet, and door leading to the En Suite.

EN SUITE BATHROOM 2.15m x 1.75m

With avocado suite comprising bath with electric shower over, WC & wash basin, heated towel rail, wooden-clad walls & ceiling, vinyl flooring, and window to the rear elevation.

BEDROOM FOUR 3.8m x 2.65m

With windows to the rear & side elevations, radiator, built-in wardrobe, fitted carpet, and door leading to a floored Attic space.

GAMES ROOM/BEDROOM FIVE 6.35m x 4.8m (max)

With windows to the rear & side elevations, Velux style windows to the front elevation, radiator, ceiling downlights, fitted carpet, and door leading to the WC.

WC 1.5m x 1.2m

With modern white suite comprising WC & wash basin, wood effect flooring, and eaves storage.

GARAGE 6.1m x 5m (max)

With up-and-over garage door to the side elevation, further pedestrian door to the side, windows to the front & rear elevations, power, and lighting.

GARDEN

There is a sizeable garden surrounding the property, mainly laid to grass with some mature shrubs and trees. There is a decked area to one side and a drying green to the other side. A timber Gazebo at the top of the rear garden offers a tranquil spot to soak up the views in all weathers.

There is private parking for several vehicles to the side of the property.





For illustrative purposes only. Sizes are approximate. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains electricity, and drainage.
Private water supply. Oil tank.

Council Tax: Band G

EPC Rating: E49

Local Authority: Argyll & Bute Council.

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

Declaration: In accordance with the requirements of the Estate Agency Act 1979, please note that the Seller is a relative of the Directors of Fiuran Property.

LOCATION

Oban is a small town with a population of around 8,000, but partly due to its tourist industry provides a variety of facilities and services. With a modern leisure centre, a public library, churches, several supermarkets, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits.

DIRECTIONS

Heading into town on the A85 from Glasgow, take a left hand turn onto Rowan Road before reaching Dunollie Road. At the brow of the hill, turn left and continue up the hill. Neaveyton is straight ahead at the top of the hill, and can be identified by the For Sale sign.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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